

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Will County

State: IL

PJ's Total HOME Allocation Received: \$8,310,967

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 17				
% of Funds Committed	95.11 %	95.74 %	10	93.41 %	61	65	
% of Funds Disbursed	86.77 %	91.05 %	11	84.68 %	48	52	
Leveraging Ratio for Rental Activities	10.14	2.86	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.33 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.39 %	80.14 %	7	68.18 %	70	76	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.34 %	82.47 %	5	80.32 %	74	81	
% of 0-30% AMI Renters to All Renters***	50.94 %	49.69 %	8	45.16 %	59	62	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.11 %	94.55 %	10	95.04 %	41	43	
Overall Ranking:			In State:	3 / 17	Nationally:	88 89	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,754	\$31,573		\$26,037	159 Units	24.20 %	
Homebuyer Unit	\$9,351	\$12,838		\$14,755	289 Units	44.10 %	
Homeowner-Rehab Unit	\$18,487	\$21,631		\$20,487	29 Units	4.40 %	
TBRA Unit	\$7,490	\$3,281		\$3,225	179 Units	27.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Will County IL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$75,211	\$60,377	\$18,481
State:*	\$104,779	\$85,311	\$25,669
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.1

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	68.6	57.1	62.1	51.4	Single/Non-Elderly:	39.7	22.8	13.8	52.5
Black/African American:	27.6	30.4	31.0	41.9	Elderly:	59.0	0.7	24.1	2.2
Asian:	0.0	0.3	0.0	0.0	Related/Single Parent:	0.6	42.6	34.5	30.7
American Indian/Alaska Native:	0.6	0.0	0.0	0.0	Related/Two Parent:	0.6	31.5	24.1	7.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	2.4	3.4	6.7
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.6					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.3	0.0	2.2					
Asian/Pacific Islander:	0.0	1.7	0.0	0.0					
ETHNICITY:									
Hispanic	3.2	10.0	6.9	3.9					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	94.2	22.8	27.6	38.5	Section 8:	3.2	0.0 [#]		
2 Persons:	4.5	17.3	24.1	21.2	HOME TBRA:	1.3			
3 Persons:	0.0	21.5	17.2	19.0	Other:	19.2			
4 Persons:	1.3	22.1	17.2	11.7	No Assistance:	76.3			
5 Persons:	0.0	10.0	3.4	7.8					
6 Persons:	0.0	3.8	3.4	1.1					
7 Persons:	0.0	0.7	3.4	0.6					
8 or more Persons:	0.0	1.7	3.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Will County

State: IL

Group Rank: 88
(Percentile)

State Rank: 3 / 17 PJs

Overall Rank: 89
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	83.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	98.11	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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